



# City of Carmel

## **CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, MAY 3, 2005**

### Minutes

The Special Studies Committee met at 6:00 PM on Tuesday May 3, 2005 in the Caucus Rooms of City Hall, Carmel, Indiana.

Members present: Jerry Chomanczuk; Wayne Haney; Mark Rattermann; Steve Stromquist; Madeleine Torres, thereby establishing a quorum.

Matt Griffin, City Planner, Jon Dobosiewicz, and Mike Hollibaugh attended the meeting on behalf of the Department of Community Services as well as John Molitor, Legal Counsel.

The Special Studies Committee considered the following items:

**1. Docket No. 04090045 ADLS: O'Malia Fireplace**

The applicant seeks approval of a building and parking lot expansion. The site is located at 220 South Range Line Road. The site is zoned B-1/Business.

Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Helen J. O'Malia Trust.

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**2. Docket No. 05020033 DP/ADLS:**

**Riverview Medical Park, Lot 3 - Fifth Third Bank**

The applicant proposes to construct a financial institution with associated parking and landscaping. The site is located at the southeast corner of 146th St. and Hazel Dell Pkwy. The site is zoned PUD/Planned Unit Development.

Filed by Traci Preble of GPD Associates.

Traci Preble, GPD Associates appeared before the Committee representing the applicant. The plan has been revised to eliminate one drive-through lane. The ATM machine lane and the 15-foot bypass lane have been retained.

In eliminating the drive through lane, the number of parking spaces has been reduced, however the petitioner still meets the required number of spaces under the Ordinance as well as an acceptable amount for Fifth Third Bank.

The Department indicated that they wanted to maintain the roof shingle “diamond” pattern.

The walkway to 146<sup>th</sup> Street and Hazel Dell has been included in the site plan. The traffic flow is enhanced by a 42-inch concrete median that runs along Hazel Dell past the entrance to the Bank site and will be right out only.

The ATM machine will be painted to match the darker brick on the elevation—adobe color, Sherwin Williams. The signage will be reduced to fit the custom-made ATM machine. The sign will be under 3-square feet, and no variance would be necessary.

No ground monument is being proposed.

Department Report, Matt Griffin. The Department has no further concerns; signage and drive through lanes have been addressed. The ATM is a single lane. The petitioner was asked to consider recessing the ATM machine into the brick wall; Traci Preble would see if this is a possibility.

Madeleine Torres made formal motion to forward **Docket No. 05020033 DP/ADLS, Riverview Medical Park, Lot 3, Fifth Third Bank** to the full Commission with a positive recommendation, seconded by Mark Rattermann, Approved 5-0.

**3. Docket No. 05020036 DP/ADLS: Indiana Members' Credit Union**

The applicant seeks Development Plan and ADLS approval to construct a financial institution. The site is located at 4790 E. 96<sup>th</sup> Street and is zoned B3 (Business).

Filed by E. Davis Coots for Indiana Members Credit Union.

Dave Coots, attorney, Coots Henke & Wheeler appeared before the Committee representing the applicant. Also in attendance: Mike Miller, vice president of Indiana Members' Credit Union, and Bob Andrews, Beman & Associates, Architects.

Color building elevations were displayed; the windows on the south elevation will probably be tinted, but not blue. The window materials are anodized aluminum with clear glass. The brick will match the EFIS in the building.

The monument sign is located at the corner of 96<sup>th</sup> and Gray Road at the northwest corner of the facility and will be brick to match the building. The monument sign will be an encased box sign, internally lit. The wall sign will be located on the south elevation, and the size complies with the Sign Ordinance. The sign is 3 square feet. The only print will be the “Indiana Members' Credit Union” on the sign, with individual, internally lit letters.

The details of the dumpster include a gate for the walk-in along the side. It is the typical dumpster enclosure with two gates that join together at the very front; the dumpster is located at the northwest corner of the facility.

The lighting fixtures are the same as the CarMax location utilizes. All of the signage on the ATM has been reduced except for the “Indiana Members’ Credit Union” at the top and that is less than three square feet.

The number of drive-through lanes is necessary for customer utilization. One lane is for dedicated drive-through. The parking complies with the Ordinance.

Department Report, Matt Griffin. Regarding the ground sign, are the cabinets flush-mounted or recessed into the brick. Has any thought been given to matching the color of the entire cabinet to the building elevation materials?

Dave Coots responded that the location of the ATM and the coloring is somewhat consistent with the Indiana Members’ Credit Union logo.

Wayne Haney referred to the sketch of the louvered door. The dumpster doors should go to the capstone—would prefer louvered rather than chain-link. The dumpster door will match the gray of the roof, same as in the standing seam. Mr. Haney said he preferred the metal louvered door to the chain link. Dave Coots agreed to make the door metal louvered doors.

There will be no access directly off Gray Road. Traffic would turn off Gray Road and connect with the access road. Traffic will be right in/right out on 96<sup>th</sup> Street.

Jerry Chomanczuk also felt the number of drive-through lanes was excessive; however, the petitioner says the number of lanes is justified.

Mark Rattermann made formal motion to forward **Docket No. 05020036 DP/ADLS, Indiana Members’ Credit Union** to the full Commission with a positive recommendation, seconded by Wayne Haney, Approved 5-0.

**4. Docket No. 05020038 Z and 05020039 DP/ADLS:  
Jackson Square Planned Unit Development**

The applicant seeks to rezone 7.3 acres from B6/Business to PUD/Planned Unit Development for the purpose of creating a two story commercial building and 38 townhomes in 7 residential buildings. The site is located at SE corner of 136<sup>th</sup> Street and Pro Med Lane.

Filed by Paul Reis for Justus Home Builders.

Paul Reis, attorney, 8888 Keystone Crossing, Suite 1200, Indianapolis appeared before the Commission representing the applicant. Also in attendance: Wally Justus, Walt Justus, Chris Miller and Bob Dine, Justus Home Builders; Chris White, Development Consultant; Barbara Eden, Carson Designs; Rich Kelly, Engineer.

The petitioner is proposing a mixed-use development located at the southeast corner of 136<sup>th</sup> Street and Pro-Med Lane, directly east of the intersection of US 31 and Old Meridian Street.

Meadowlark Office Park is to the south; to the east is the Kensington Townhome neighborhood. There are single-family residences located to the north as well as US 31.

There are significant tree preservation areas on the north side and along the east side of the property. One ground sign is being proposed at the intersection of Pro-Med Lane and Smokey Row Road.

The petitioner is proposing a 30,000 square-foot, two-story office building, and 38 owner/occupied townhomes in the residential district. The road will be private with a gated entry; the gate will have a “knox-box” that will allow fire and emergency vehicles access at any time should the gates be closed. In addition, emergency access is being provided off Smokey Row Road and off Pro-Med Lane. There are actually three points to access the site for emergencies.

Paul Reis reviewed the history of this particular site. Paul Reis displayed a drawing of the approved Development Plan for when the site was first being developed, as revised in 1994. Originally, in 1990, the entire site was zoned R-2; the entire property was put within the Overlay Zone, then rezoned from R-2 to B-6. At that time, there were a series of commitments made on this property. Copies of the commitments were distributed to Committee members.

One of the initial commitments made in 1990 stated that the site would be developed pursuant to a Development Plan. That Development Plan actually had another street that ran to Smokey Row Road. In 1994, an affidavit and additional commitments were made and the road was eliminated, however, the Development Plan remained which was: Tri County (now Behavior Corp.) the proposed Justus site, the Meadowlark Office Site, and a park area and proposed lake in the southeast corner of the site.

Roadway improvements were committed to for Smokey Row Road and Pro-Med Lane as a part of this. There were certain uses that were restricted as a part of the commitments, and those are listed. There was a commitment to go through ADLS, and a commitment that there would be no office building higher than four (4) stories or 50 feet, whichever is less. Finally, there was a commitment that said that one of the parcels would only be used for signage purposes on behalf of the entire site.

The second set of commitments that were approved stated that in all ADLS hearings, there would be a public hearing associated with that and that was agreed to. Also, there was a commitment as to a definitive tree preservation plan submitted with each ADLS application. The petitioner has submitted a tree preservation plan; it has been reviewed and approved by the Urban Forester.

The third commitment was a commitment to contribute to a traffic study for the intersection of Old Meridian and Smokey Row. This was in 1990 prior to the actual improvements made by the State. The State owns past the intersection of Smokey Row Road and Old Meridian.

In 1994, Behavior Corp. changed their plans, filed for the final Development Plan, and made additional commitments. One of those commitments was to construct roadway improvements at

the corner. However, within months of the approval in 1994, the State did make the improvements and there are no additional roadway improvements to be made at Smokey Row and Old Meridian. The proposed US 31 upgrade will affect the intersection. Mike McBride, City Engineer states that there is a possibility of a round about being constructed at this intersection. The intersection is being studied and will most likely be approved by either the City of Carmel or the State. Currently, the intersection is within the right-of-way of the State of Indiana.

At the Plan Commission meeting, several residents of Kensington Place spoke concerning the buffer area. The approved plan provides for a 50-foot non-disturbance buffer. The reason for this significant buffer was that this property was being rezoned to B-6—intense office uses that are found throughout the US corridor. Justus Home Builders is proposing a slight reduction of that area to make it 45 feet, primarily to address some of the grade changes moving north to south as well as to ensure that the drainage is properly addressed in the area.

The petitioner feels the uses are very compatible—residential to residential. The original commitment of 50 feet was because of the stark change in uses. Taking off 5 feet should not be of any great detriment, considering the change in use and that the proposed use provides a much better transitional use between the Kensington neighborhood and the proposed development.

Secondly, the petitioner looked into the backyard Wildlife Habitat program. It is a part of the Indiana Wildlife Federation and Justus Home Builders as well as the Homeowners Association is prepared to participate with Mr. Dockstater on this program. If Mr. Dockstater takes the lead, Justus will support it—it will expand the back yards another 45 feet that can be put into the Wildlife Habitat area and will enhance the neighbors to the east.

There were some questions concerning the US 31 Overlay Zone and this Ordinance. Basically, the US 31 Overlay Ordinance is the basis for the Ordinance governing the commercial development area. The retail uses and restrictions and provisions that are in the PUD being proposed are identical with the restrictions within the US 31 Overlay Zone.

Again, the petitioner feels that all of the uses being proposed are compatible with the townhome development located to the east as well as Behavior Corp., the office uses, and the US 31 corridor in general.

Mark Rattermann had raised concern at the Plan Commission meeting regarding the parking. The parking has been revisited and the petitioner feels that based upon the experience that Justus has in developing this type of community and the price range of the homes, the petitioner truly believes that the residents will be parking their cars in the garage, and will avail each unit of four parking spaces, two above the required. At this point, 4 spaces should be adequate.

Also, there was a comment concerning the gate—Justus feels that the gate feature adds additional value to the community. However, the petitioner is happy to review again as well. As noted earlier, access for emergency vehicles will not be hindered in any way by the fact that

there is a gate. There are two alternatives if the gate, for whatever reason, malfunctions. There will be a “knox-box” that will allow immediate access.

Department Comments, Matt Griffin. The Staff has no additional comments and supports this petition as presented.

Committee Comments/Questions:

Jerry Chomanczuk asked where a school bus would stop to pick up and discharge children.

Rich Kelly responded that the drawings have been submitted to the School and they have advised that a school bus would stop at the north end of the townhome development on Smokey Row Road. The School requested that a sidewalk be provided from the townhomes to Smokey Row and the petitioner has agreed. The east side of the drive to Smokey Row is a grass-paver area for emergency vehicle access.

Wayne Haney commended the architect for the aesthetics of the development; it blends well with the commercial units. The fencing, railings, everything looks French Provencal and is a very up-scale development. The apartments make a good transition between the existing residential area and the commercial use.

Jerry Chomanczuk said he was also impressed with the architecture, color scheme, and everything that has gone into putting the plan together. However, there are two on-going concerns. One is parking for the townhomes. The other is “office buildings” which is really a mixed use retail-type building where the ground floor will be used for a variety of store fronts.

Paul Reis said that Pro-Med Lane would be able to serve after hours for location of parking. People will be able to park on the street as well as the large parking area for office buildings. There are also cross-easements. As far as retail area, it cannot exceed 15% of the gross floor area of the office area. Retail is limited in the US 31 corridor.

Jerry Chomanczuk also expressed concern about the reduction in the buffer area. There were commitments made in regard to the buffer.

Paul Reis stated responded that the 50-foot buffer was appropriate for an office use adjacent to residential use. The 50 feet and concern for tree preservation in 1990 and again in 1994 was appropriate. With the proposed development, an office use is not proposed—far different from the adjacent property use. The Ordinance requires 20 feet of buffer. There are strict guidelines in the PUD about what can happen in there—more strict than were actually in the commitments.

Also, with participation in the backyard habitat program, there may be further restrictions as to what may go in there. Actually, with what is being given back by the additional language in the Ordinance, plus participation in the habitat program, the 50 feet is being enhanced.

Mark Rattermann asked where invitees would park if there were a party or private function?

Wally Justus responded that each unit has two parking spaces. Assuming the owner uses the garage, the driveway has two spaces available. There is also parking on one side of the street that is 26 feet in width, and beyond that, there is parking near the office building and on Kensington.

Mark Rattermann said he would rather see that the banked parking is not “banked” as planned but constructed now as parking.

Members of the public were invited to speak at this time:

**Virginia Kerr**, 13595 Kensington Place, referred to the commitments made in 1990. Ms. Kerr was very concerned regarding the reduction in the buffer, since commitments were made for a 50-foot buffer. The residents of Kensington thought an adjacent development would be an office—the proposal is for retail, 26-foot wide lots, and parking is still a concern. There is difficulty in parking at Kensington Place and the smallest lot is 52.5 feet wide. Ms. Kerr said the backyard habitat referred to by Mr. Dockstater consisted of bird feeders and birdbaths, and committing to that is nothing to the residents of Kensington Place. The 5 feet is extremely important! Is there any reason why there can’t be a commitment to leave this as trees as it was initially stated in the commitments? The street will be considerably more narrow than 26 feet when measured back of curb to back of curb. Also, if 50 feet has been committed, why can’t the developer leave the 50-foot tree buffer in place? It is a little humorous to compare the proposed development to where Mr. Justus lives—those lots are considerably wider in Mr. Justus’ gated, residential community—this is not a fair comparison.

**Sharon Oldham**, 13534 Kensington, reiterated that most residents in Kensington would prefer an Office development adjacent rather than residential. An office community would not generate family activity, increase lighting, and traffic. A commercial development would be vacant after 6:00 PM, the building would be dark, there would not be cars, or children/family activity and no one would be there on the weekends. When people from Kensington Place come home from work, there would not be any residents next door. Regarding a school bus, Smokey Row Road is extremely congested during school days—kids on the west side are transported to the high school and Smokey Row is a very dangerous curve in this location at Pro Med Lane. Ms. Oldham would prefer that a school bus not stop on the curve to pick up children.

**John Kerr**, 13595 Kensington Place, spoke on behalf of himself and Kensington Partners. Mr. Kerr agreed with all comments made by previous speakers who are residents of Kensington Place. The residents met with Wally Justus on a couple occasions; Mr. Justus stated no preference as to office/commercial use or residential. It is being presented as a mixed PUD—obviously Mr. Justus did have a preference. Mr. Kerr asked that the Commission honor the previous commitment in regard to the 50-foot buffer.

Paul Reis responded to public comments. The 50-foot commitment was made and the reason why it was determined to be 50 feet was because of the use. When you look at transitional land use, and in discussion with the Department, it was felt that this proposal is actually a better use of the land than office. Because there would be residential use to residential use, there would be a 45 buffer should be adequate. Tree preservation will remain intact—in fact language has been

added to improve these types of areas so that they are maintained. There seems to be some concern about noise and lights and commotion. The intent of this community is not one that will be noisy or any more noisy or have any more lights than the residents of Kensington have. The residential area is not really set up or designed for families. The developer has no control over the schools, but if this is an issue, it can be addressed with Mr. Fearrin of the School Corp as far as the bus pick up location.

Walt Justus said the townhomes are marketed more to the empty nester/adults and young professionals. There would be very few families and small children; there is no programmed space for play, etc. Out of 38 units, it would be very surprising if there were 10-15% of families with children.

John Molitor, legal counsel was asked for an opinion by Jerry Chomanczuk. "Are commitments being eroded, and are we setting a precedent?"

John Molitor said the proposal to rezone to a PUD from a business district can be any mixture of uses proposed by the developer. This matter will go before the City Council and then become a legislative issue. The City Council is to be guided by the Comprehensive Plan as well as current condition, character of structures and uses in the District, the most desirable use for the land, conservation of property uses throughout the community, and responsible development and growth. These are all somewhat nebulous, but when put together, it gives the City Council a way to act rationally when it judges whether or not to approve a rezone. The commitments are part of the rezone issue. The commitments from 1990 and 1994 are from previous rezones. This is a new rezone; it replaces the old rezone and replaces the old commitments. The Council must judge whether or not to approve the rezone; you don't look at the commitments in a vacuum, you look at the entire package as to whether or not rezoning the property would make sense for the neighborhood and the entire community. The commitments are just part of the package.

In response to questions from Mark Rattermann, Paul Reis said the property was zoned R-2 residential prior to the rezone to B-6 business. The commitments were tendered because a portion of the property was in the Overlay Zone.

The public hearing will remain open so that public will have an opportunity for input at the next Plan Commission meeting as well as the City Council meeting.

**Mark Rattermann made formal motion to recommend approval to the full Commission of Docket No. 05020038 Z and 05020039 DP/ADLS for Jackson Square Planned Unit Development, conditioned upon the developer installing one-half of the parking at this time rather than land-banking, (the entry area will be left intact for now and land-banked for future parking.) The motion was seconded by Madeleine Torres and APPROVED 4 in favor, one opposed (Chomanczuk.)**

**\*Note: Scott Brewer, Urban Forester should probably review and suggest alterations in the landscape plan regarding the change in land-banking.**

**5. Docket No. 05040021 ADLS Amend: Riverview Medical Group.**

The applicant seeks to install a new wall sign. The site is located at 205 Carmel Drive. It is zoned B6 and is in the Range Line Road/Carmel Drive Overlay.  
Filed by Steve McVicker of Sign Craft.

Steve McVicker, Sign Craft appeared before the Committee representing the applicant. Jae Ebert, Riverview Medical Group was also in attendance.

The petitioner is proposing a building sign on the building located at 205 East Carmel Drive for Dr. Mark Richards' Family Practice. The petitioner would prefer individual, non-illuminated letters in place of the current sign. The letters are cut-out, mounted to stone, "logo-type" seen on the drawings. The background and illumination will be removed. Currently, there is an existing sign in the same place, placed there by way of variance. The copy layout is essentially what is being proposed, however the placement may be shifted left of the Riverview copy based on corporate standards.

Department Comments, Matt Griffin. The property is east of the former Ponderosa site; the current sign is similar to the proposal. There is a Variance in place for the additional ground sign. The wall sign will be replaced. The Department is in support of this petition.

Madeleine Torres asked about the logo.

Jae Ebert said the sign would probably say "Riverview" but not "hospital."

Steve McVicker said the ground sign would remain, although copy may change.

Mark Rattermann moved for approval of **Docket No. 05040021 ADLS Amend, Riverview Medical Group, with the caveat** that the sign does not say "hospital." Wayne Haney seconded the motion—**APPROVED 5-0.**

**6. Docket No. 05040019 ADLS Amend: Marriott Courtyard.**

The applicant seeks to replace 2 signs (1 ground and 1 wall). The site is located at 10290 N. Meridian Street. It is zoned B6 and is in the US 31 Overlay.  
Filed by Christian Golden of GSW Lighting, LLC.

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**7. Docket No. 05040020 ADLS Amend: The Garden Gate.**

The applicant seeks to install a new ground sign. The site is located at 301 S. Range Line Road. It is zoned B6 and is in the Old Town Sign Overlay.  
Filed by Tom Gaw.

Tom Gaw, Garden Gate appeared before the Committee representing the Golden Gate located at 301 South Range Line Road. There is existing lighting for a ground sign, and a picture of the lighting was circulated. The ends of the sign will have two-inch tubing, placed in concrete.

Department Comments, Matt Griffin. The proposed sign meets the requirements of the Ordinance and the Department is in support of this petition.

Jerry Chomanczuk thought the sign was classier without the tag line “We want to urn your business.”

Mr. Gaw agreed to eliminate the tag line.

Mark Rattermann commented that with signs, “Less is more.” The less information, the better the sign appears.

Steve Stromquist moved for approval of **Docket No. 05040020 ADLS Amend, The Garden Gate**, seconded by Madeleine Torres, **APPROVED 5-0**.

**8. Docket No. 05040022 ADLS Amend: Clarian North Hospital Signage**

The applicant seeks to install new signage. The site is located at 11700 N. Meridian Street. It is zoned PUD and is in the US 31 Overlay.

Filed by Joseph Scimia for Clarian Health Partners, Inc.

Joe Scimia, attorney, Baker & Daniels, 600 East 96<sup>th</sup> Street, appeared before the Committee representing the applicant. Also present: John Gould, President and CEO of Clarian; Sue Fincum, manager with Clarian North Hospital project; and Roger Kilmer, Land Use Specialist with Baker & Daniels.

Roger Kilmer went over the sign package for Clarian. There are two primary wall signs, main façade identifiers on the south elevation. The previous sign approval only reflected the Clarian North Medical Center. The signage being requested maintains the Clarian North Medical Center but adds “Riley Hospital North” with the Riley logo. The Clarian North Medical Center is 165 square feet, the Riley Hospital North signage is 82 square for a total of 247 square feet. The proposed signage is mirrored on the north elevation.

The previously approved sign read “Womens’ and Childrens’ Services.” The petitioner is requesting “Riley Hospital North” underneath the approved sign—the square footage would be 8 square feet.

A previously approved sign that read “Professional Office Center” contained 20 square feet. The petitioner is requesting a sign to read “Medical Office Building II, Clarian North Medical Center,” that measures 41 square feet.

There are three ground signs that the petitioner is requesting text be added. Those are the main entrance identifier at the intersection of Illinois Street and the Main Entrance into the hospital.

There are also signs located at the intersection of Illinois Street and 116<sup>th</sup> Street, and the intersection of 116<sup>th</sup> and Meridian Streets. There will be no change in the size of these signs or the materials—the only thing changing is the addition of the “Riley Hospital North” text and logo to the Campus Guide sign.

Department Comments, Matt Griffin. The Department supports this petition as presented. As a point of note, this development is a PUD; the original approval for the sign package defined what the signage requires for this site. In essence, when the signage is voted on, the Committee is re-writing the PUD sign standards for this development.

Committee Comments/Questions:

Mark Rattermann said his only issue was the Central Plant Sign at seven (7) feet in height. Mr. Scima said the sign was deemed necessary and was previously approved.

Jerry Chomanczuk asked about the total number of signs.

Joe Scimia recapped that 5 signs are new, one is being re-located, and two are being deleted. The signage is a net gain of 3 regulatory signs, six in total signage.

Mark Rattermann moved for approval of **Docket No. 05040022 ADLS Amend, Clarian North Hospital Signage** seconded by Wayne Haney, APPROVED 5-0.

**9. Docket No. 05040023 ADLS Amend: Riverview Health Park**

The applicant seeks to install 2 new wall signs. The site is located at 5925 E. 146<sup>th</sup> Street and is zoned PUD.

Filed by Jae Ebert for Riverview Hospital.

Jae Ebert, requested “re-grouping” of signage. Under the PUD, there are specific sizes and locations for the signs. The square footage of the three signs has been reduced. The use of the directory signs will be outside the doors at the front of the building for individual tenants.

Department Report, Matt Griffin. The Department is in support of this petition. Regarding the ground sign, the names of the tenants are preferred to be flush-mounted—the petitioner agreed.

Wayne Haney shared a personal opinion that he does not care for blue signs/backgrounds, they are extremely difficult to read.

Mark Rattermann made formal motion for approval of **Docket No. 05040023 ADLS Amend, Riverview Health Park**, seconded by Madeleine Torres, APPROVED 5-0.

**ADD-ON ITEMS**

10. Docket No. 05040029 ADLS, Cornerstone Inspection Services  
443 North Range Line Road  
Carmel, Indiana 46032

Filed by Robert Surrette

Robert (Randy) Surrette, 443 North Range Line Road, appeared before the Committee requesting approval for a two-sided sign at the 443 North Range Line Road location (corner of Fifth and Range Line Road.) The sign colors will match the existing building—gray vinyl with white trim. The 4X4 posts will be gray, the decorative balls at the top will be white, and the signboard will be white

At this time, no lighting is being requested for the sign.

Department Report, Matt Griffin. The proposed sign meets the Ordinance requirements and the Department supports this petition.

Mark Rattermann made formal motion for approval of **Docket No. 05040029, Cornerstone Inspection Services**, seconded by Madeleine Torres, **APPROVED 5-0**.

11. Tom Wood Nissan  
Filed by Larry Lawhead

No Show

There being no further business to come before the Committee, the meeting adjourned at 8:15 PM.

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Jerry Chomanczuk, Chairperson

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Ramona Hancock, Secretary